

Case 22-90341 Document 1315-1 Filed in TXSB on 10/05/23 Page 26 of 70

**Exhibit 2**

**Cottonwood II Memo of Lease**



**LESSOR:**

**JRC/RGC34 Trade Tracts, LTD,**  
a Texas limited partnership

By its General Partner:  
**Jefferson Realty Co.,**  
a Texas corporation

By: R Cullen Powell  
Print Name: R Cullen Powell  
Title: Chairman / President

**ACKNOWLEDGMENT**

STATE OF TEXAS                   §  
   §  
COUNTY OF Harris           §

BEFORE ME, the undersigned authority, on this the 24th day of May, 2023, personally appeared R Cullen Powell, the Chairman and President of **Jefferson Realty Co.**, a Texas corporation, as General Partner of **JRC/RGC34 Trade Tracts, LTD**, a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and that he/she was authorized to do so.



[Signature]  
Signature of Notary Public

[Signature Page to Memorandum of Lease – Cottonwood 2 – Lessor]

**LESSEE:**

**Core Scientific Operating Company,**  
a Delaware corporation

By: \_\_\_\_\_

Print Name: Denise Sterling  
Title: Chief Financial Officer

*Denise Sterling*

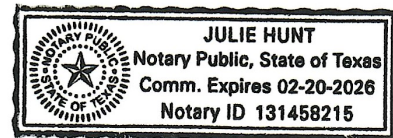
**ACKNOWLEDGEMENT**

STATE OF Texas §  
COUNTY OF Denton §

BEFORE ME, the undersigned authority, on this the 13 day of June, 2023, personally appeared Denise Sterling, the Chief Financial Officer of **Core Scientific Operating Company**, a Delaware corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same on behalf of such company for the purposes and consideration therein expressed, in the capacity therein stated, and that he/she was authorized to do so.

*Julie Hunt*  
Signature of Notary Public

940-367-7971



After Recording Return To:  
Norfleet Land Services, LLC  
1309 S. Adams Street  
Fort Worth, TX 76104

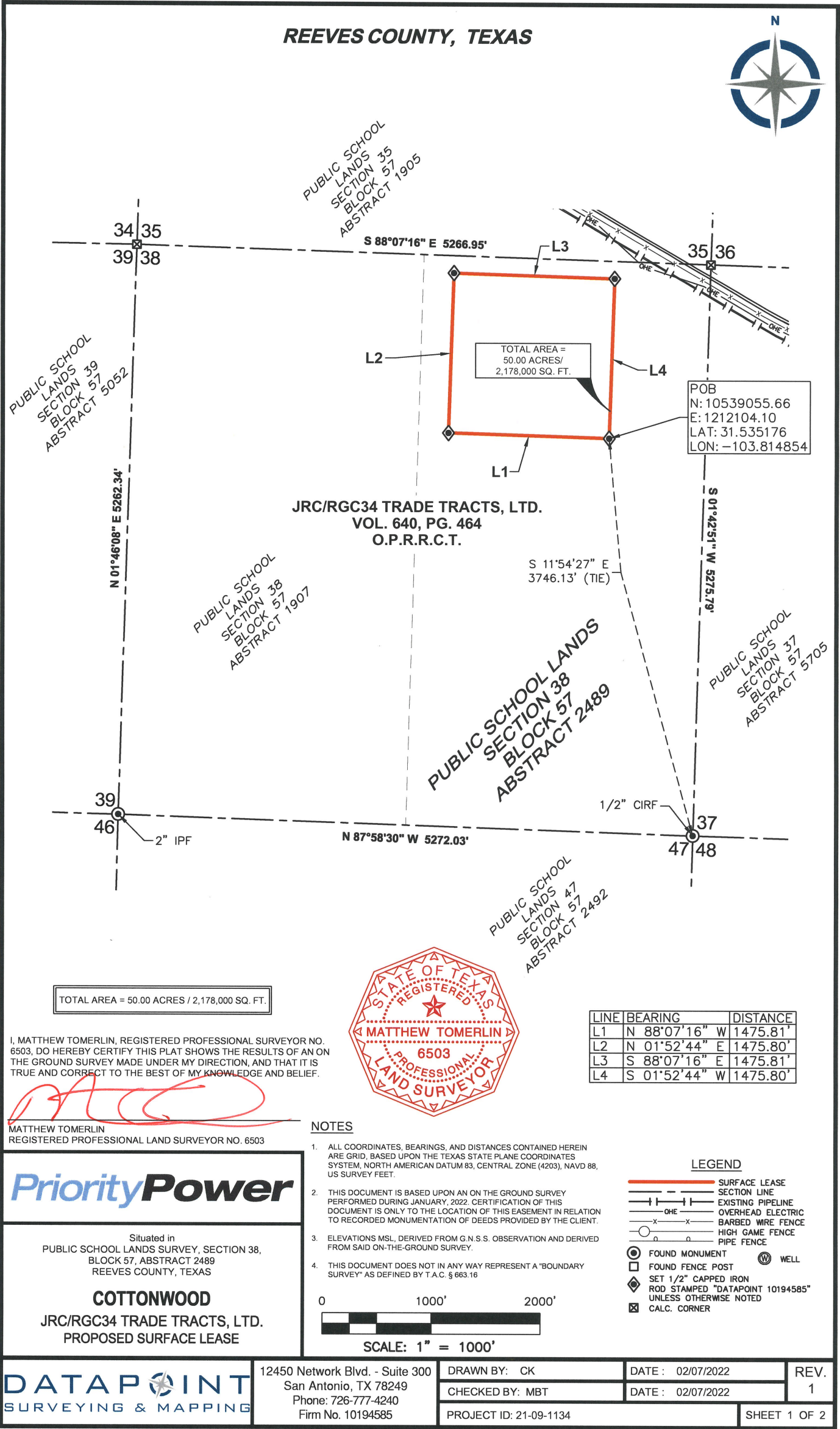
[Signature Page to Memorandum of Lease – Cottonwood 2 – Lessee]

Case 22-90341 Document 1315-1 Filed in TXSB on 10/05/23 Page 30 of 70

**Exhibit "A"**

**[See attached]**

EXHIBIT A





**REEVES COUNTY, TEXAS**  
**PUBLIC SCHOOL LANDS SURVEY, SECTION 38, BLOCK 57, ABSTRACT 2489**

PRIORITY POWER  
COTTONWOOD  
JRC/RGC34 TRADE TRACTS, LTD.

**50.00 ACRE SURFACE LEASE**

Being a 50.00 acre surface lease located in the Public School Lands Survey, Section 38, Block 57, Abstract 2489, Reeves County, Texas; being part of a tract of land described in Deed to JRC/RGC34 Trade Tracts, Ltd. as recorded in Volume 640, Page 464 of the Official Public Records of Reeves County Texas; said surface lease being more particularly described as follows:

**BEGINNING** at a 1/2-inch capped iron rod set for the Southeast corner of the herein described surface lease, from which a 1/2-inch capped iron rod found for the Southeast corner of said Section 38 bears S 11°54'27" E, a distance of 3,746.13 feet;

**THENCE** N 88°07'16" W, a distance of 1,475.81 feet, to a 1/2-inch capped iron rod set for corner;

**THENCE** N 01°52'44" E, a distance of 1,475.80 feet, to a 1/2-inch capped iron rod set for corner;

**THENCE** S 88°07'16" E, a distance of 1,475.81 feet, to a 1/2-inch capped iron rod set for corner;

**THENCE** S 01°52'44" W, a distance of 1,475.80 feet, to the **POINT OF BEGINNING**, in all containing 2,178,000 square feet or 50.00 acres, more or less. All 1/2-inch iron rods set with cap stamped "DATAPOINT 10194585" unless otherwise noted.

I, Matthew Tomerlin, Registered Professional Land Surveyor No. 6503 of the State of Texas, do hereby certify this plat shows the results of an on the ground survey made under my direction.  
**Original signed and stamped in red ink.**



Date of Signature: February 7, 2022

MATTHEW TOMERLIN  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6503  
FIRM REGISTRATION/LICENSE NO. 10194585  
FOR DATAPOINT SURVEYING AND MAPPING  
12450 NETWORK BLVD, SUITE 300  
SAN ANTONIO, TX. 78249  
(777) 726-4240 OFFICE  
(777) 726-4241 FAX



**PriorityPower**

SHEET 2 OF 2